

050.A

0001

0012.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

267,500 / 267,500

USE VALUE:

267,500 / 267,500

ASSESSED:

267,500 / 267,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		RUSSELL PL, ARLINGTON

Legal Description		User Acct
		250117
		GIS Ref
		GIS Ref
		Insp Date
		09/27/17

## OWNERSHIP

Unit #:

Owner 1: HUANG HELEN A	Prim
Owner 2:	Prim
Owner 3:	Prim
Street 1: 12 RUSSELL PL	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: ZUCCALA CHARLES/ ESTATE -
Owner 2: -
Street 1: 12 RUSSELL PL
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 2077 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R6 APTS LOW 100
o
n
Census:
Flood Haz:
D
s
t

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	7511												G5	1.			

PREVIOUS ASSESSMENT		Parcel ID		050.A-0001-0012.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	267,500	0	.	267,500	267,500
2021	102	FV	262,700	0	.	262,700	262,700
2020	102	FV	258,000	0	.	258,000	258,000
2019	102	FV	243,000	0	.	243,000	243,000
2018	102	FV	220,800	0	.	220,800	220,800
2017	102	FV	197,800	0	.	197,800	197,800
2016	102	FV	197,800	0	.	197,800	197,800
2015	102	FV	189,400	0	.	189,400	189,400

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
ZUCCALA CHARLES	76708-169	1	1/15/2021	Deed Restrict	266,669
RUSSELL PLACE D	40654-249		8/27/2003	Invol Chari	160,000

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
4/15/2021	SQ Returned	MM	Mary M
3/24/2021	SQ Mailed	MM	Mary M
9/27/2017	Measured	DGM	D Mann
1/29/2004	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

